

Butte County General Plan 2030

Presented to the League of Women Voters

Working for Butte County's Future

January 17, 2007



Tim Snellings, Director
Butte County Department of Development Services

Department of Development Services

- Big Projects/HOT Issues
 - City/Town Spheres of Influence
 - Program 2.2 (Ag Element 300' setback)
 - General Plan/Zoning Ord/EIR
 - Cities/County Summit

Jurisdictions

- County
(1,610 square miles)
- Cities & Town
(66 square miles within the cities of Biggs, Chico, Gridley, Oroville & the Town of Paradise)

LAFCo

- Local Agency Formation Commission
- LAFCO is a state mandated local agency that oversees boundary changes to cities and special districts, the formation of new agencies including incorporation of new cities, and the consolidation of existing agencies.
- The broad goals of the agency are to ensure the orderly formation of local government agencies, to preserve agricultural and open space lands, and to discourage urban sprawl.

Butte LAFCO

The Butte LAFCO is composed of seven regular Commissioners:

- Two members from the Board of Supervisors (selected by the entire Board)
 - Two members from the city councils (selected by the mayors of all five incorporated cities)
 - Two members who represent special districts (selected by a majority vote of independent special districts)
 - One public member (selected by the other six LAFCO members).
-
- There are also alternate city, county, special districts, and public members who vote whenever a regular member is absent or disqualified from participation on an item. Regular and alternate members serve a term of four years.

Butte LAFCO

- Carl Leverenz, (Chair), Public Member , May 2008
- Al Beck, (Vice-Chair), Special District Appointment , May 2009
- Jane Dolan , County Supervisor - District Two (2) , May 2007
- Bill Connelly, County Supervisor - District Four (4) , May 2007
- Dee Hunter, South Feather Water & Power Agency, May 2007
- Frank Cook, City of Gridley Council Member, May 2010
- Scott Lotter, City of Paradise Mayor, May 2007

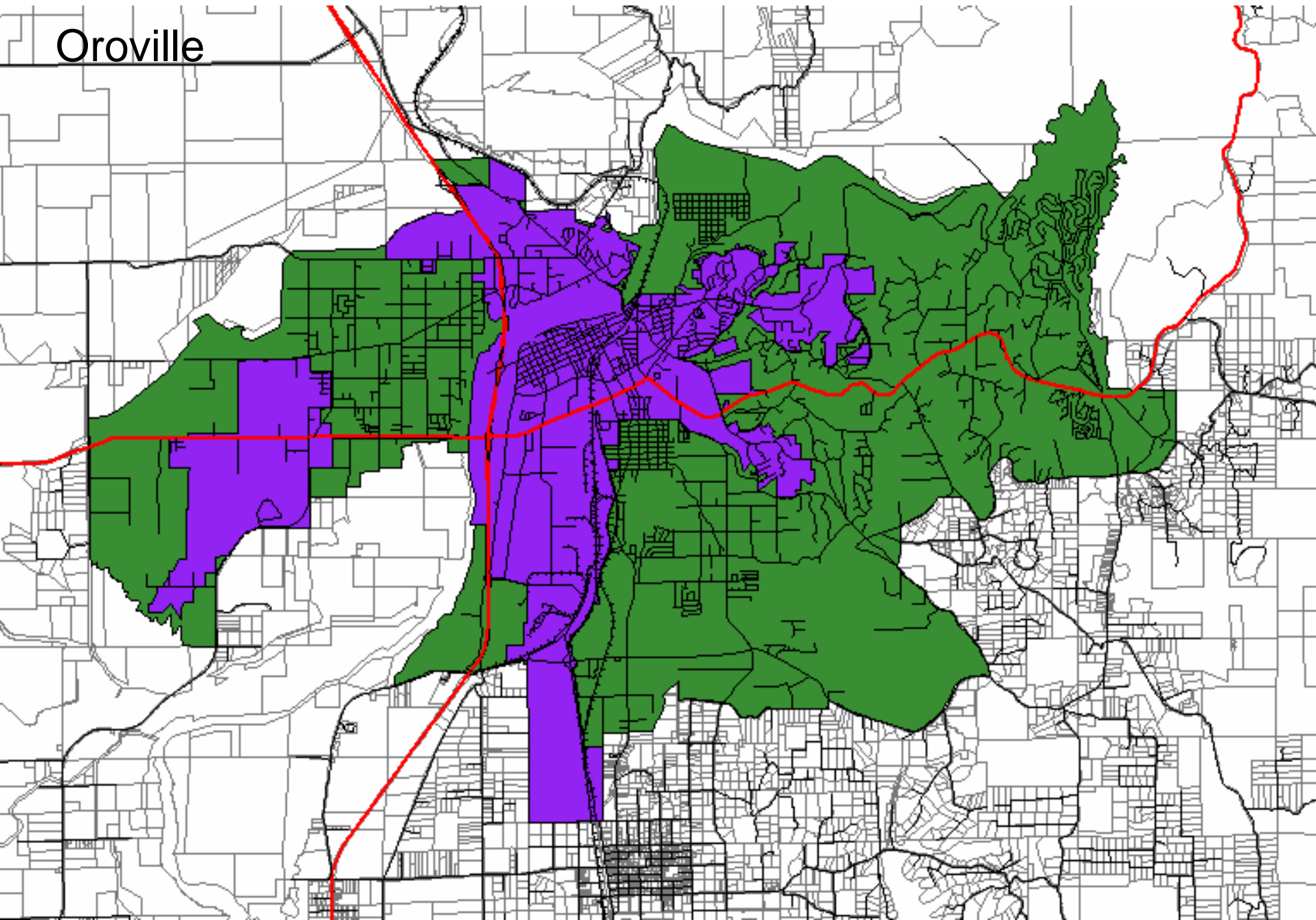
Alternates:

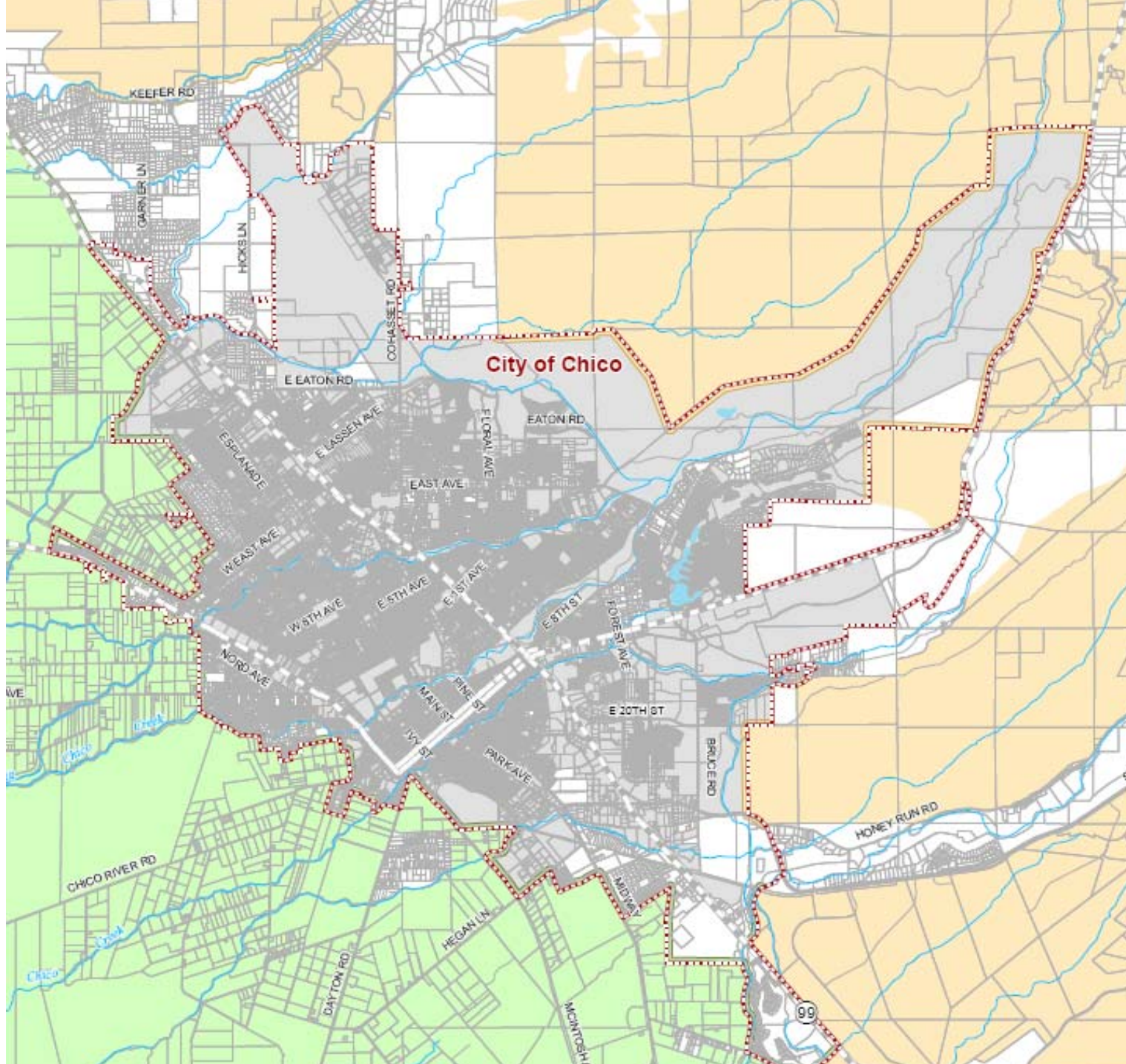
- Greg Steel , Public Member Alternate, May 2008
- Mark Sweany, Special District Appointment, May 2009
- John Busch, City of Biggs, May 2010
- Kim Yamaguchi, County Supervisor - District Five (5), May 2007

Sphere of Influence

- The physical boundary and service area that a local governmental agency is expected to serve.
- Establishment of this boundary is necessary to determine which governmental agencies can provide services in the most efficient way to the people and property in any given area.

Oroville





Department of Development Services

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Program 2.2 – 09-16-06

- Agricultural Element approved in 1995
- Program 2.2 is one of forty-eight programs in the Agricultural Element
- The County has not adopted an implementation ordinance
- Development Services has prepared several options for consideration w/our recommendation
- End Goal is clarity and consistency in applying Program 2.2 interim to an adopted ordinance

Program 2.2 – 09-16-06

The Zoning Ordinance shall require that a buffer be established on property proposed for residential development in order to protect existing agricultural uses from incompatible use conflicts. The desired standard shall be 300 feet, but may be adjusted to address unusual circumstances. Guidelines, as part of the General Plan's implementation, shall be developed illustrating buffer requirements for various situations.

Program 2.2 – 12-12-06

Board of Supervisors clarified:

- Prog 2.2 does NOT apply in SOI
- Prog 2.2 does apply at SOI/CB at GOL/OFC and Outside in GOL/OFC
- Prog 2.2 does apply to Building Permits for SFD outside SOI and CB
- Write Ord within 90 days – PC on 25th
- Include ‘unusual circumstances’

Unusual Circumstances

Consideration of adjustment shall be based upon an evaluation of the following criteria as they exist on the subject or surrounding property provided that such adjustment would not result in a modification to adjacent agricultural practices:

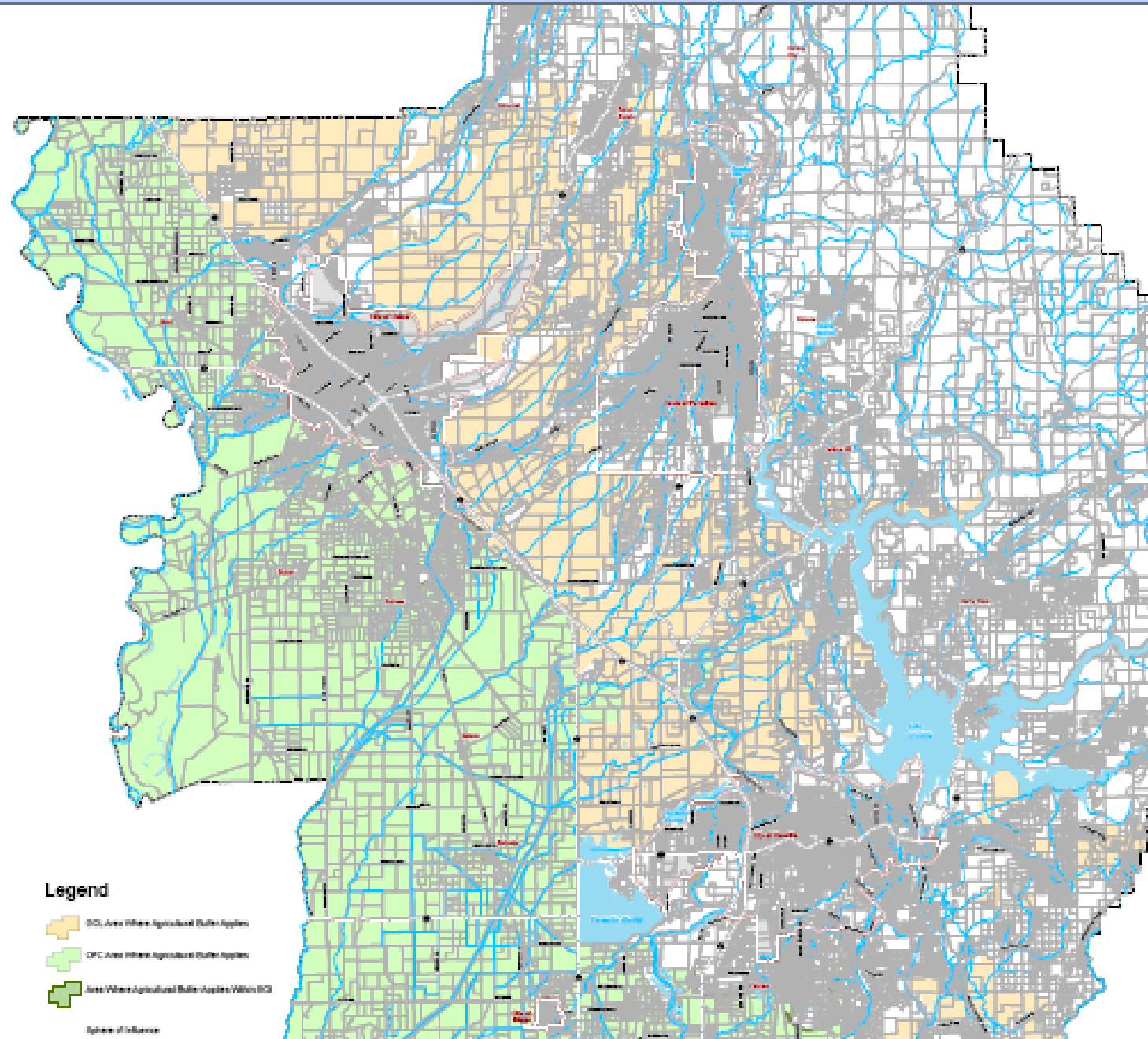
- (1) Parcel size and shape
- (2) Location of residence(s)
- (3) Infrastructure and other existing uses
- (4) Natural physical features and topography
- (5) Other circumstances not specified above.



BUTTE COUNTY

300' AGRICULTURAL BUFFER (DRAFT)

ZCA06-0004



Legend

-  DCU Area Where Agricultural Buffer Applies
-  DPC Area Where Agricultural Buffer Applies
-  Area Where Agricultural Buffer Applies Within DCU
-  Sphere of Influence

http://www.buttecounty.net/dds/Planning/Program2.2/default.asp

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Butte County Department of Development Services - ...



Program 2.2 Issues/Status

The Planning Division has been coordinating a clarification to the implementation of Program 2.2 of the General Plan, which states, "The Zoning Ordinance shall require that a buffer be established on property proposed for residential development in order to protect existing agricultural uses from incompatible use conflicts. The desired standard shall be 300 feet, but may be adjusted to address unusual circumstances. Guidelines, as part of the General Plan's implementation, shall be developed illustrating buffer requirements for various situations."

2007-01-25 Planning Commission Meeting: [DRAFT AGRICULTURAL BUFFER SETBACK ORDINANCE & DELETION OF AG HOME SITE SEGREGATION](#) | [Map \(5.5 megs\)](#) | [Initial Study](#) <updated 2007-01-16>

2006-12-12 Board provides clarification to staff on the applicability of Program 2.2 | [Meeting Summary](#) | [Staff Report to the Board of Supervisors](#) - this includes the recommendations of the Board's General Plan Ad Hoc Committee (updated 2006-12-13)

[General Plan, Zoning and Other Planning Documents](#)

[Program 2.2 - Nov Board Report large map \(1.7meg PDF\)](#)

[Program 2.2 - Nov Board Report Resolution- Option 3](#)

[Program 2.2 - Nov Board Report](#)

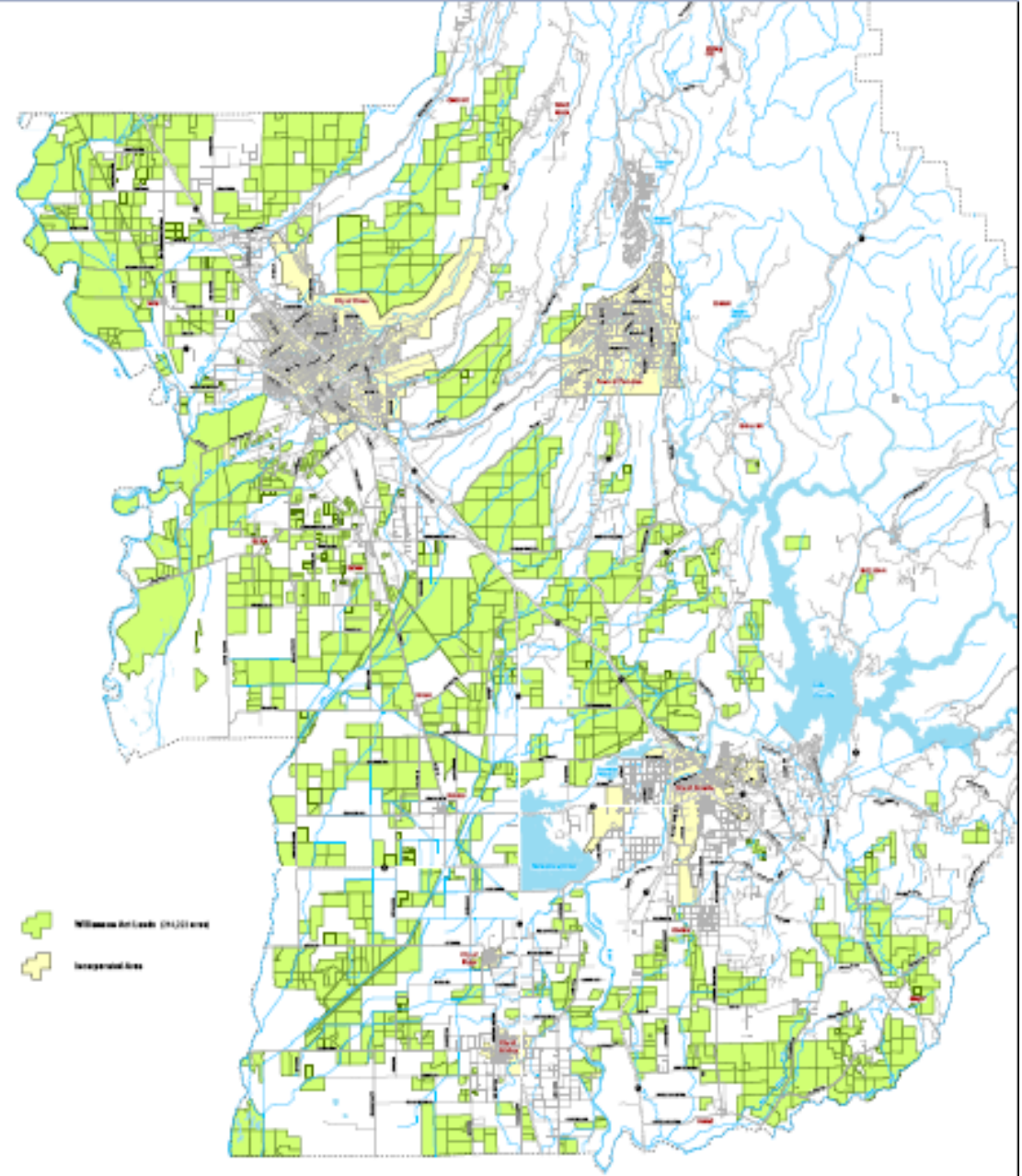
[Program 2.2 - Oct Board Report](#)

Next Steps on 2.2

- Ordinance to Planning Commission on 25th
- Ordinance to Board of Supervisors on Feb 13th
- Meet with Cattlemen/women
- Develop Buffer Guidelines (1 yr)
- Evaluate other Programs



BUTTE COUNTY California Land Conservation Act / Williamson Act Lands



BUTTE COUNTY
GEOGRAPHIC INFORMATION SYSTEMS
SOIL DIVISION



Butte County does not provide data for incorporation and Williamson Act lands in areas that are not currently incorporated. The data is provided for information purposes only and is not intended to be used for legal purposes. The data is provided for information purposes only and is not intended to be used for legal purposes. The data is provided for information purposes only and is not intended to be used for legal purposes.

Program 2.2 BOS Discussion

- Good Policy issue to discuss with BOS
- Good input from the public
- Good coordination with Ag Commissioner, DDS, County Counsel, Farm Bureau, Planning Commission and Board of Supervisors
- Good input from the Board
- Clear plan for next steps
- Good Practice for work on the General Plan

Be Aware (not beware)

- Stay in touch via websites
- Check out Planning Commission Agendas
- Watch the Board of Supervisors Agenda

Department of Development Services

- Big Projects/HOT Issues
 - City/Town Spheres of Influence
 - Program 2.2 (Ag Element 300' setback)
 - General Plan/Zoning Ord/EIR, aka Butte County General Plan 2030
 - Cities/County Summit

Why Plan?



Why Plan?

- Learn from the past – good and bad
- Proactive about the future
- Future generations – being a part of something bigger than ourselves
- Not just ‘let the future happen’ TO us
- Create something special
- Coordination makes for better product

TASK

- Prepare a General Plan & new Zoning Ordinance and the EIR to support each project
- The Project is called 'Butte County General Plan 2030'
- KEY: Strategy to include the Zoning Ordinance in the Scope of Work so that the Plan can be implemented when it is adopted

What is a General Plan?

- Under California Law, the General Plan is considered the "constitution" for land use and development and represents a jurisdiction's own vision and **policy** for the future.
- The General Plan is shaped by the citizens of Butte County and adopted by their elected representatives serving on the Board of Supervisors.
- The General Plan is considered a master "blueprint", all other County regulations are required to be consistent with its instruction and policy.

At its CORE - Policies

- Existing General Plan has 100's of Policies
- They are to be implemented by Programs (Implementation Plan)
- These are KEY to our future discussions

TIP (it's a secret...shhhh):

.....

.....

At its CORE - Policies

..... During our future discussions, whenever you hear the word 'Policy', perk up AND look for how that Policy is to be Implemented

Our Strategy/Process

1. Hold Pre-Kick Off (4-13-2006)
2. Commit (5 DDS staff)
3. Hire Consultant Team
4. Develop CAC & Hold Meetings
5. Guiding Principles
6. Cities/County Summit
7. Begin Workshop Series
8. Communicate via website, pamphlets, video, TV, meetings, etc.
9. Follow Through

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Design, Community & Environment

**Project Consultant: Butte
County General Plan 2030**

Contract

- **September 12, 2006 –The Board of Supervisors approved the Scope of Work and a Contract Agreement with the professional planning firm of Design, Community & Environment to complete the Comprehensive General Plan/Zoning Ordinance Update and Environmental Impact Report for Butte County. The term of the agreement is September 12, 2006, through September 30, 2009, in an amount not to exceed \$1,593,206.**

Butte County

Tim Snellings, Development Services Director
Dan Breedon, Project Manager
Pete Calarco, Chuck Thistlethwaite, Noel Carvalho

DESIGN, COMMUNITY & ENVIRONMENT

Project Management; General Plan, Community Outreach, Environmental Review

David Early, AICP, Principal, Lead Facilitator
Catherine Reilly, Senior Associate-in-Charge
Michael Brilliot, Associate, Project Manager

Crawford, Multari &
Clark Associates

Zoning Ordinance

Paul Crawford, Principal

Fehr & Peers
Associates

*Circulation and
Transportation*

Jeff Clark, Senior Associate

Jones & Stokes
Associates

*Biology, Cultural Resources,
Air Quality, Noise*

Maggie Townsley,
Project Director

Bay Area Economics

*Economic and Fiscal
Analysis*

Matt Kowta, Principal

Questa Engineering

*Infrastructure, Geology,
Hydrology, Hazards*

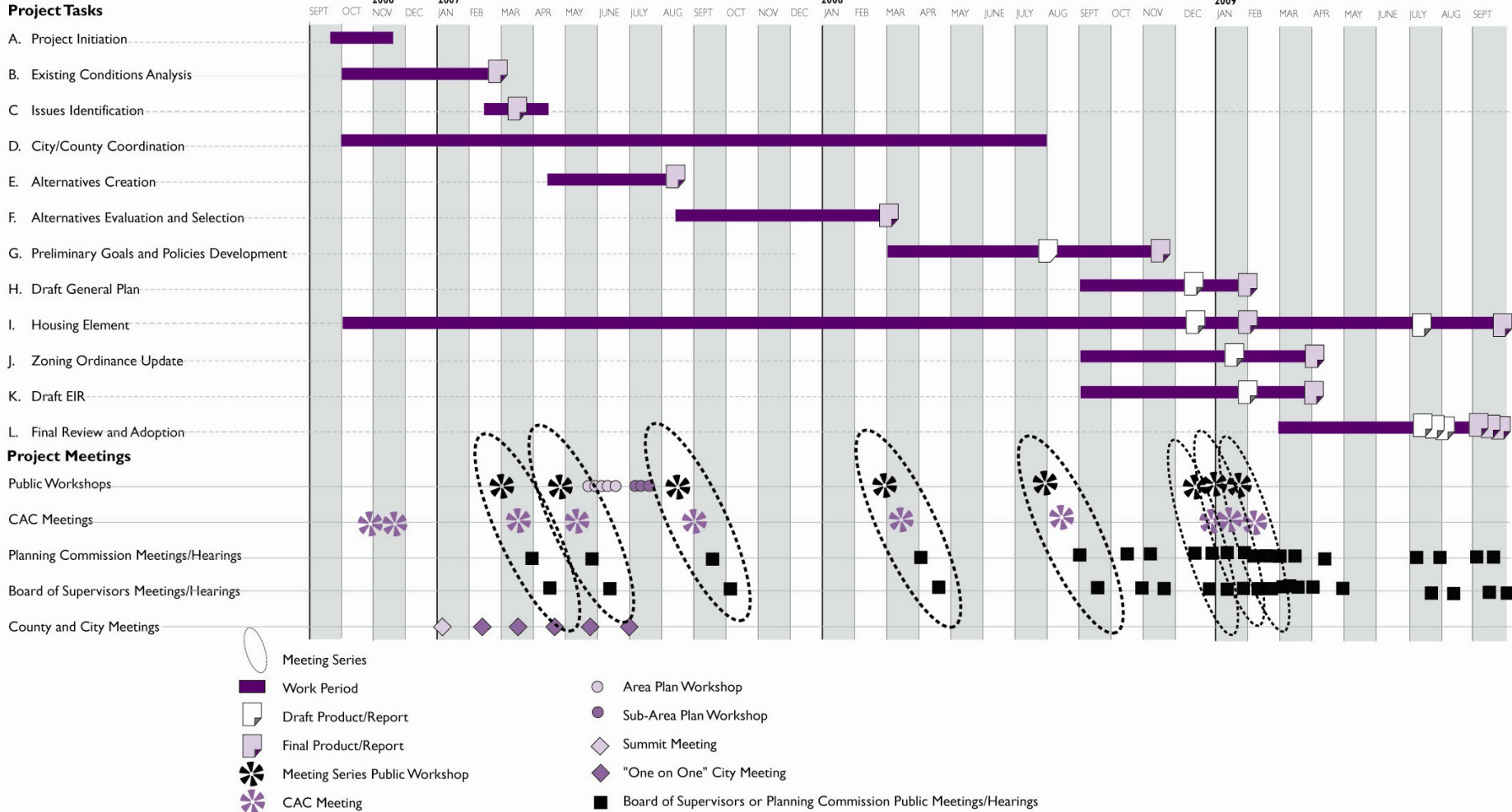
Norm Hantzche,
Managing Engineer

Gallaway Consulting

Migratory Deer Range

Jody Gallaway,
President and Wildlife
Biologist

Project Schedule



Roles in the Process

- General Public
- Board of Supervisors
- Planning Commission
- Development Services Staff
- Other County Departments
- Cities, Districts, State Agencies
- Citizens Advisory Committee
- Consultant

Meeting Series Topics

- Kick Off Citizens Advisory Committee (2)
(11-16-2006 & 12-07-2006 completed)
- #1 – Issue Identification and Existing
Conditions Analysis (March 15, 2007)
- #2 – Alternatives Development
- #3 – Alternatives Finalization
- #4 – Preferred Alternative
- #5 – Goals and Policies
- #6 – General Plan Elements
- #7 – Housing Element
- #8 – Key Zoning Issues

Public Participation and Outreach Program

- **Area plan workshops are scheduled for Oroville, Chico, Gridley-Biggs, Paradise, and the Durham, Dayton, Nelson areas.**
- **Sub-area workshops will be held within the major geographic sub-areas of the County, including the valley, foothill, and mountain areas.**

Public Participation and Outreach Program

- **Newsletters**
- **Invitations to all Community Groups, Leaders and Stakeholders**
- **Newspaper Noticing**
- **Radio and TV Public Announcements**
- **Enhanced Website**

Our Strategy/Process

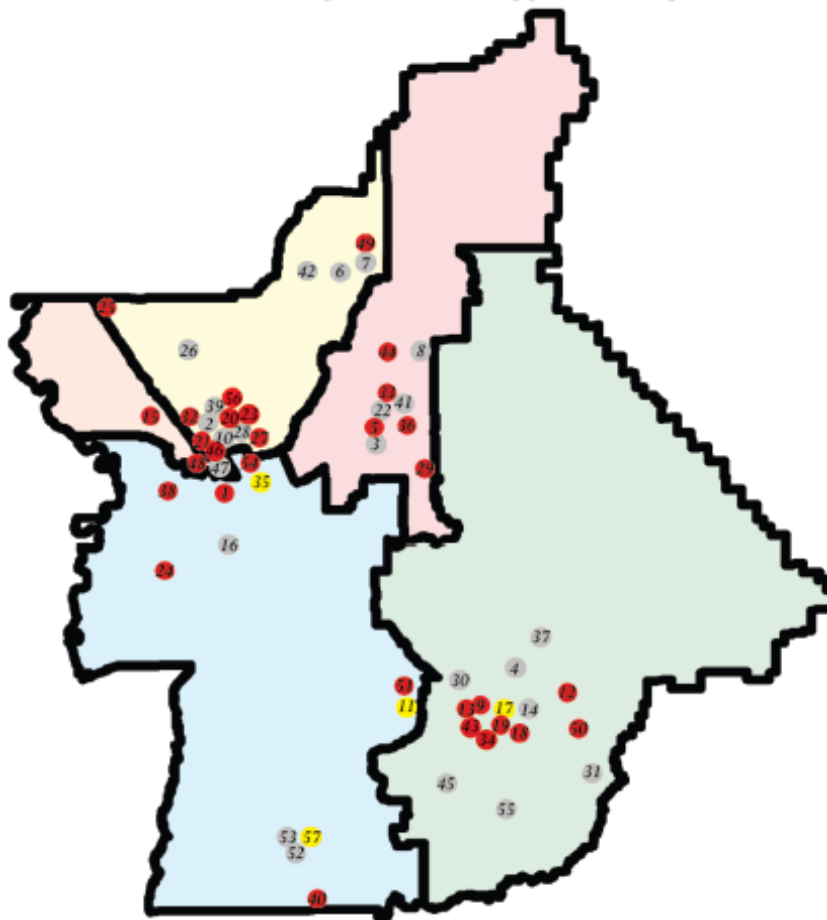
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9. Follow Through









Initial Roster (+ 4 additions)

1. Helene Ginter
2. Kate Leyden
3. Michael Weissenborn
4. Emily Fisher
5. James D. Smith
6. Jason Bougie
7. R. John Anderson
8. Georgie Bellin
9. John J. Carter
10. Tovey Giezentanner
11. Todd Hall
12. Bruce McClintock
13. Allen L. Hackett
14. Michael Evans
15. Anthony Rushing
16. Calli-Jane Burch
17. Paula Kelso
18. Allan Jernigan
19. Scott Fowler
20. William Kienzle
21. William Black
22. Raquelana Mani Pina
23. Sue P. Seropian
24. Steve Rodowick
25. April D. Grossberger
26. Scarlett S. Kettell
27. Scott McNall
28. Harman Gosal
29. Edward M. Miller
30. Pia Sevelius
31. Brian Hamman (new)
32. Steve Lambert (new)
33. Kari Wheeler (new)
34. Richard Coon (new)



Citizens Advisory Committee Applicant Map



	Supervisor District #1		Supervisor District #4
	Supervisor District #2		Supervisor District #5
	Supervisor District #3		Recommended
			Not Recommended/Eligible
			Recommendation to be Determined

Environmental Representation?

- Interestingly enough, “Natural Resources & Environmental Protection” was checked as an “Area of interest/Expertise” more than any other category.
- Of the 34 CAC, 19 members indicated interest or expertise.
- However, only one member is in the field.

DRAFT Guiding Principles

- 5. Principle: Natural Resources and Environment - The General Plan shall address the protection, enhancement, utilization and management of Natural Resources and the Environment.
- 11. Principle: Sustainability - The General Plan shall address, identify and promote ways to maintain or enhance economic opportunity, viability and community well-being while protecting and restoring the natural environment.

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Butte County General Plan/Zoning Ordinance Update Website

[General Plan Homepage](#)

[Development Services Homepag](#)

Butte County General Plan 2030 OFFICIAL Working DRAFT Framework of Guiding Principles

Approved by the Board of Supervisors 2006-07-25

These principles are intended to guide the Butte County General Plan Update process. They will next be reviewed by the Butte County [Citizen's Advisory Committee](#) and a recommendation provided to the Planning Commission. The Planning Commission will also provide their review, input and a recommendation to the Board of Supervisors. It is expected that the Board of Supervisors will adopt the FINAL Guiding Principles in February 2007.

1. Principle: Cooperative Planning

Butte County's General Plan will work with incorporated cities on mutually important regional planning issues.

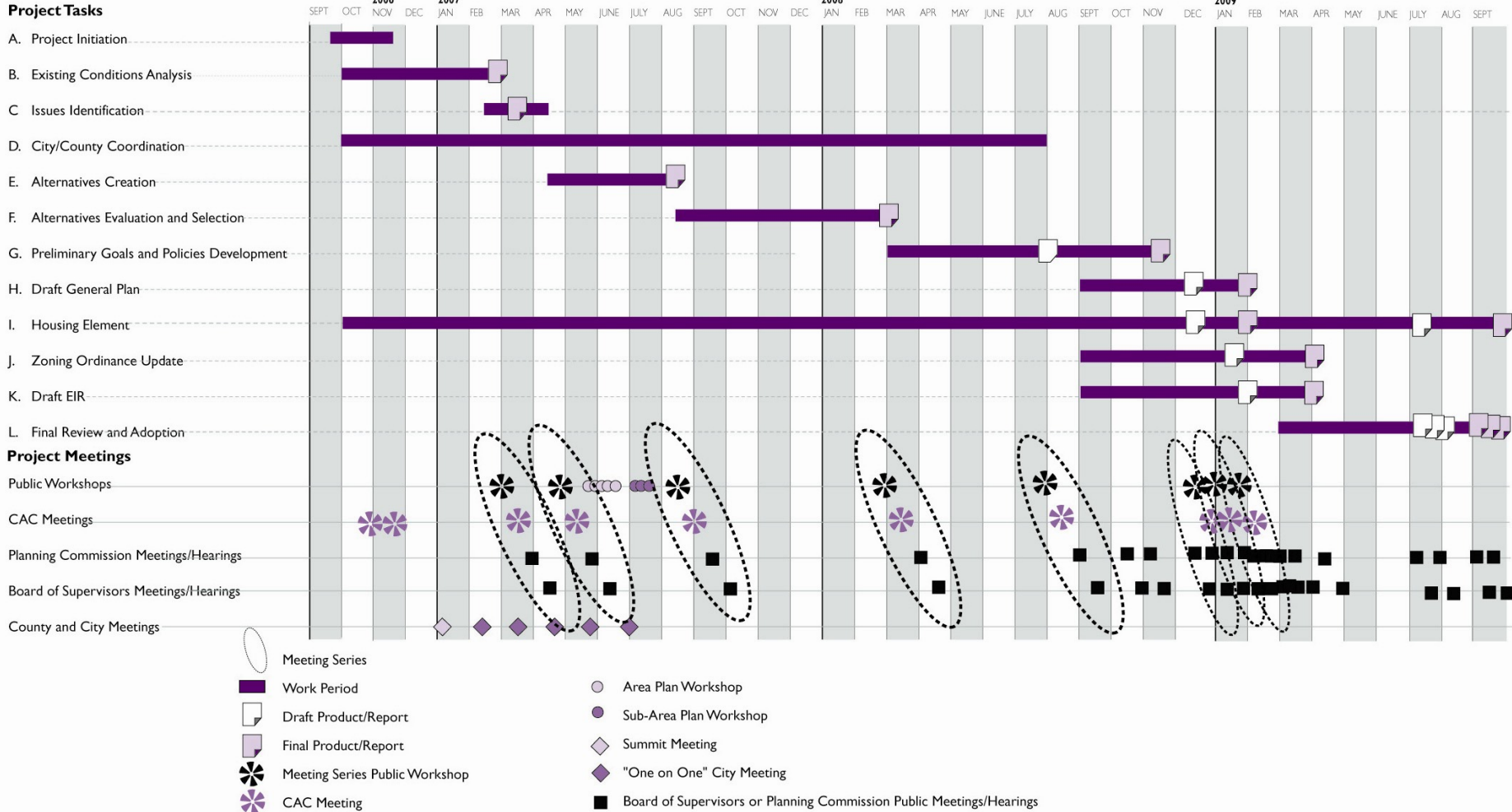
2. Principle: Circulation

Transportation (all modes) is an important element of the General Plan that will be coordinated with all of the

Department of Development Services

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Project Schedule



Cities/County Summit

When: Saturday, Jan 27, 2007 from 9 am to
1 pm

Where: Southside Center, Oroville, 2959
Wyandotte Avenue

What: Check out the map on the wall

PLANNING THE FUTURE TOGETHER

CITY OF BIGGS
CITY OF CHICO
CITY OF GRIDLEY
CITY OF OROVILLE
TOWN OF PARADISE

Butte County General Plan

2030

CITY & COUNTY SUMMIT • JANUARY 27, 2007



City and County Summit Meeting Butte County General Plan 2030 Saturday, January 27, 2007

Southside Community Center
2959 Wyandotte Avenue, Oroville
9:00 to 1:00 PM

Agenda

- 8:30 - 9:15 am Registration and Continental Breakfast

- 9:15 am Welcome, Introductions and Roll Call for Board of Supervisors
 – Board Chair Jane Dolan and Director of Development Services Tim Snellings

- 9:45 am Goals of Today's City and County Summit – Tim Snellings

- 10:00 am Overview of the Butte County General Plan 2030 Process – DC&E

- 10:20 am Overview of Incorporated Cities' and Town's General Plan Update Processes
 – Cities and Town

Cities/County Summit

Why Meet?:

- Goal 1: Begin the County General Plan update process in a manner that demonstrates the County's process is open and strives to be collaborative with the incorporated cities.
- Goal 2: Provide a general overview of the County General Plan update process and the on-going or planned General Plan update processes for the Cities/Town, so that everyone is aware of the approach and timing for each jurisdiction.
- Goal 3: Provide an open forum to allow decision makers to identify key issues that need to be addressed in the County General Plan, and where joint coordination is needed between the County, Cities, and Town.
- Goal 4: Lay the foundation for individual City/Town meetings with the County.

Discussion Questions with Butte County Stakeholders on Development Principles for the County General Plan

1. General Questions to Open Interviews

- What are the qualities you most want to preserve about Butte County?
- What kind of development and growth would preserve those qualities?
- How might that be accomplished?
- Do you think our Board of Supervisors can manage your vision of appropriate growth?
- What alternatives might support your vision for the county?

2. Protecting Butte County's rural character

- What would you think about the County keeping development out of rural areas and directing it into urban areas?
- Do you think it would make sense to freeze current agricultural and timberland zoning to prevent subdivision of farms, ranches, and forested areas?
- Would you support limits and design requirements for new homes in the foothills so they blend into their surroundings better?

3. Protecting our water supply from development

- What role should the county take to assure that new development has adequate water and won't interfere with other people's water?
- What do you think about the county setting standards and requiring use permits for new feedlots, dairies, and mines to prevent water pollution?
- How about tougher septic system standards to avoid any risk of water contamination?

4. Protecting public safety from new development

- Would you support limiting development in areas with a high risk of fire or flooding?

Summary

- <http://www.buttegeneralplan.net>
- Sign up for the email list
- 8 Workshop Series (32 meetings)
- Issue related meetings
- Area/Sub Area meetings
- Project Completion Sept 2009

Butte County Department of Development Services (DDS) Email us

- tsnellings@buttecounty.net
- 530-538-6821